

RE: PETITION FOR SPECIAL EXCEPTION, 1 BEFORE THE ZONING COMMISSIONER
SPECIAL HEARING & VARIANCE
SE/S Woodlawn Dr., N&S Walnut St., 2nd Election District,
1st Councilmatic District
WOODLAWN VOLUNTEER FIRE COMPANY, Petitioner
Case No. 90-416-SPHXA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 20th day of March, 1990, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Connor, III, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-416-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Voluntary fire company with parking as a structure devoted to a class activity and exempt from Residential Transition Area requirements pursuant to Section 1801.1.C.10.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Woodlawn Volunteer Fire Company
(Type or Print Name)
Signature: *Richard Snyder*
Address: _____
City and State: _____
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name)
Signature: *Herbert R. O'Connor, III*
Address: 6423 Windsor Mill Road
City and State: Baltimore, Maryland 21207
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Herbert R. O'Connor, III
Name: 210 Allegheny Avenue
Towson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 day of April, 1990, at 9:30 o'clock A.M.

ZCO-No.1 (over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-416-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Voluntary fire company pursuant to Section 1801.1.C.10 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Woodlawn Volunteer Fire Company
(Type or Print Name)
Signature: *Richard Snyder*
Address: _____
City and State: _____
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name)
Signature: *Herbert R. O'Connor, III*
Address: 6423 Windsor Mill Road
City and State: Baltimore, Maryland 21207
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Herbert R. O'Connor, III
Name: 210 Allegheny Avenue
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Attorney's Telephone No.: 823-4111

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ZCO-No.1 (over)
DATE 12 Feb 90

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-416-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2.A.1(1)(a) and 1802.2.A.2(1)(a) of the Baltimore County Zoning Regulations, to permit a parking setback of 8 feet from the street right-of-way in lieu of the required 10 feet, and a variance from 4.3 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing.
Section BM-10B of the Zoning Policy Manual to permit a parking plan consisting of 22 spaces in lieu of the 31 spaces required.
(3.3 spaces per 1,000 square ft.) ** See attached Sheet from Section 409.8.A.5

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Woodlawn Volunteer Fire Company
(Type or Print Name)
Signature: *Richard Snyder*
Address: _____
City and State: _____
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name)
Signature: *Herbert R. O'Connor, III*
Address: 6423 Windsor Mill Road
City and State: Baltimore, Maryland 21207
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Herbert R. O'Connor, III
Name: 210 Allegheny Avenue
Towson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

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J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

** to allow insufficient back up area in lieu of the sufficient back up area. 259

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION, AND VARIANCE
WOODLAWN VOLUNTEER FIRE COMPANY

Beginning for the same at the point formed by intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence southwesterly along the centerline of Woodlawn Drive 147.00 feet, thence leaving said centerline South 24°54'30" East 35.00 feet to the true point of beginning, thence the following seven (7) courses and distances, viz:

1. South 47°09'58" East 131.49 feet, thence
2. South 53°00'00" East 86.82 feet, thence
3. North 37°00'00" East 140.00 feet, thence
4. North 53°00'00" West 139.14 feet, thence
5. North 86°03'21" West 25.31 feet, thence
6. Southwesterly 80.20 feet by an arc to the left having a radius of 1,235.00 feet
7. South 65°05'30" West 46.37 feet to the point of beginning.

Containing 0.58 acres of land more or less and being located in the Second Election District of Baltimore County, Maryland.

11-28-89

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION AND VARIANCE
WOODLAWN VOLUNTEER FIRE COMPANY

Beginning for the same at the point formed by the intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence along the centerline of Walnut Street South 53°00'00" East 63 feet, thence North 37°00'00" East 20 feet to the true point of beginning, thence the five (5) following courses and distances viz:

1. North 02°18'00" East 16.95 feet, thence
2. Northeasterly 80.50 feet by an arc to the left having a radius of 1,235.00 feet, thence
3. South 53°00'00" East 70.00 feet, thence
4. South 37°00'00" West 90.00 feet, thence
5. North 53°00'00" West 83.2 feet to the point of beginning.

Containing 0.17 acre of land more or less and being located in the Second Election District of Baltimore County, Maryland.

11-28-89

Baltimore County Zoning Commissioner County Office Building 211 West Chesapeake Avenue Towson, Maryland 21204		receipt Account: R-001-6150 Number No 1348	
Date	2/12/90	Item	1900-259
PUBLIC HEARING FEES		QTY	PRICE
020 - ZONING VARIANCE (OTHER)		1 X	\$1.00
040 - SPECIAL HEARING (OTHER)		1 X	\$1.00
050 - SPECIAL EXCEPTION		1 X	\$1.00
TOTAL:			\$3.00
LAST NAME OF OWNER: WOODLAWN VOLUNTEER			
Cashier Validation: Please make checks payable to: Baltimore County			

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

DATE _____



Dennis F. Rasmussen
County Executive

Woodlawn Volunteer Fire Company
6423 Winnetta Road
Baltimore, Maryland 21207
ATTN: RICHARD DAVIES

Re: Petitions for Special Exception, Special Hearing and Zoning Variance
CASE NUMBER: 90-416-SPHX
SE/S Woodlawn Drive, N & S Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company
HEARING: THURSDAY, APRIL 19, 1990 at 9:30 a.m.

Gentlemen:
Please be advised that \$_____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Herbert R. O'Connor, III

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

March 8, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception, Special Hearing and Zoning Variance
CASE NUMBER: 90-416-SPHX
SE/S Woodlawn Drive, N & S Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company
HEARING: THURSDAY, APRIL 19, 1990 at 9:30 a.m.

Special Exceptions For a volunteer fire company.
Special Hearings to approve a volunteer fire company with parking as a structure devoted to a civic activity and exempt from Residential Transition Area requirements.
Variances to permit a principle building side yard setback of 10 ft. in lieu of the required 25 ft., to permit a parking setback of 8 ft. from the street right-of-way in lieu of the required 10 ft., to permit a parking plan consisting of 22 spaces in lieu of the 31 spaces required; to allow insufficient back-up area.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

cc: Woodlawn Volunteer Fire Company
Herbert R. O'Connor, III

BALTIMORE COUNTY, MARYLAND Inter-Office Correspondence

TO: Paul H. Reincke
Fire Department
May 9, 1990

FROM: J. Robert Haines
Zoning Commissioner

SUBJECT: Woodlawn Volunteer Fire Company
90-416-SPHX

Earlier today I received a telephone call from your office inquiring as to the status of the new Woodlawn Volunteer Fire Company building. In order to clarify the issues, you need to know that there are two completely separate matters concerning this property and the proposed Volunteer Fire Company building.

The first matter is involved in the regular Zoning Commissioner process and is filed as case 90-416-SPHX, which is a request for Special Hearing, Special Exception and Variances. I have enclosed copies of those petitions for your information. As you can see from the petitions, they were filed in February 1990 and originally scheduled for hearing on April 19, 1990. The hearing was postponed by the attorney for Woodlawn Volunteer Fire Company and has not been rescheduled as of this date. A copy of the postponement letter is enclosed for your information.

The second matter is involved with the reclassification process. A Petition for Reclassification of the property is currently being pursued by Woodlawn Volunteer Fire Company. As you are aware, that process must be followed through the Baltimore County Planning Board to the Baltimore County Board of Appeals. The Zoning Commissioner does not have jurisdiction over this matter. The plans for the reclassification have not been finalized; however, the matter is under review by Mr. Carl Richards, Zoning Coordinator, of my staff.

If you have any questions regarding the above matter, please do not hesitate to contact me at 887-3353.

JRH:scj

cc: W. Carl Richards, Jr.
File.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

March 19, 1990



Dennis F. Rasmussen
County Executive

Herbert R. O'Connor, Esq.
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

Re: Case Number: 90-416-SPHX
Petitioner(s): Woodlawn Volunteer Fire Company

Dear Mr. O'Connor:

Receipt of your letter dated March 12, 1990 and, accordingly, the above case scheduled to be heard on April 19, 1990, has been postponed. The case will be placed on the inactive docket until August 1, 1990. At such time, it will be dismissed should we not be advised of your readiness to proceed.

Further, please be advised that this office will be forwarding the posting and advertising charges connected with this matter to you shortly. We ask that you secure payment of same at your earliest convenience.

Thank you for your cooperation.

Very truly yours,

J. Robert Haines
(301) 887-3391

GGG

Over -
Please
File
Case # 90-416-SPHX

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APR 12 1990

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: April 12, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

INFORMATION:

Petition Number: 90-416-SPHX
Petitioner: Woodlawn Volunteer Fire Company
Property Location: SE/S Woodlawn Drive, N & S Walnut Street
Zoning: DR 16 & 5.5
Hearing Date: April 19, 1990

The Petitioner requests a Special Exception for use as a volunteer fire company, a Special Hearing to determine the applicability of RTA requirements to a volunteer fire company, and Variances to setback and parking requirements.

In reference to this request, staff offers the following comments:

This site was the subject of a CRG meeting on June 16, 1989, (File No. 11-429). The meeting was continued at the request of the subject of this petition.

- The parking lot site on the northeast corner of Woodlawn Drive and Walnut Street shall be solely for the use of the Woodlawn Volunteer Fire Company. Parking for any other use will cause the site to be subject to the 75 ft. buffer requirements of Section 1801.1.B.1.b.3.(b), BCZR.

- An additional 1 ft. of parking lot width is required for the lot on the northeast corner to allow for two 18 ft. wide parking bays and a 22 ft. wide travel aisle. This office would not object to a 9 ft. street setback on Woodlawn Drive to accomplish this, as long as the landscaping is provided as shown.

Woodlawn Volunteer Fire Co., Item 259
Page 2
April 12, 1990

- The variance to the number of parking spaces is not required if both on-site and adjacent-site spaces are counted. In fact, a surplus of 5 spaces is created by the use of the off-site lot. Some of the variances would not be necessary if the following changes were made:

Delete one parking space each from the row of 14 spaces and the group of two spaces adjacent to Walnut Street on the fire company site. Shift the building and the parking areas about 6 ft. to the north to provide for an increased setback and buffer area between the proposed use and the adjacent residences and to allow space for the sufficient backup area. This would result in a deficient setback between the building and proposed widening line; i.e., a 19 ft. setback for the stair tower and a 20 ft. setback for the bulk of the building. The road improvements shown for Walnut Drive do not utilize the proposed 5 ft. widening area.

The building materials have not been indicated on the elevation and floor plan drawing. This office suggests the use of dark brick as an appropriate exterior finish for a building of this design.

A landscape plan must be approved prior to the issuance of any permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

May 18, 1990

Dave Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

RE: Woodlawn Volunteer Fire Company
Out-of-Cycle Zoning Application -
Site Plans
SE/S Woodlawn Drive & Walnut Street
District: 2c1

Dear Mr. Billingsley:

I am in receipt of a site plan of the above referenced property on 5/15/90 (transmittal dated 5/11/90) to review for an out-of-cycle reclassification petition. The plan has been reviewed for general compliance with the Baltimore County Zoning Regulations as they relate to the petition request. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations for the application. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to identify all conflicts in advance of any petition filing. The intent of the developer must be clear on the plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request" by section. When a public hearing is requested, the assistance received at the time of filing zoning petitions and the following staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any public hearing requests:

1. Title Plan - Out-of-Cycle Reclassification -- Redate plan; provide clear prints; change all notes to reflect reclassification; reference previously filed zoning petition postponed.

*Important Note: In the R.O. zone, special exceptions for uses permitted by special exception in the D.R.-5.5 zone can only be granted after C.R.G. approval. Documentation of this approval must be included on the plans when completed. (See Section 203.3.B, B.C.Z.R.)

Dave Billingsley
May 19, 1990
Page 2

2. Separate, sealed metes and bounds zoning descriptions of both parcels: #1 - V.F.D. reclassification D.R.5.5 & D.R.-16 to R.O. and Special Exception for V.F.D.; and #2 - parking lot - reclassification D.R.-16 to R.O. and special use permit to permit business parking in a residential zone, pursuant to Section 409.8.B (B.C.Z.R.) and zoning policy RM-10.

3. Add a Special Hearing to determine if a principal use parking lot would be subject to A.O.S. and buffer and screening requirements of Sections 203.4.C.6; 203.4.C.8, a., b., & c., c.1, c.2 (B.C.Z.R.).

4. List and address all provisions of Section 409.8.B.2 on the plan print under title "Business Parking in Residential Zone (409.8.B, B.C.Z.R.)". (See comments dated 6/16/89.)

5. Confirm and note on the plan that the Department of Traffic Engineering has approved (list name), the direct parking access to the vehicle travelways on the plan or include a Variance to Section 409.4, B.C.Z.R.

6. Signs -- Provide an engineering scale elevation on the plan of all proposed free-standing and building signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their proposed location on the plan print or elevations and enough detail must be shown to determine compliance with Section 203.3.C.1 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required. (See comment #5 made on 6/16/89.) If no free-standing signs are proposed as noted on plan #2 of 2, include this note conspicuously on sheet #1 of 2.

7. Variances:

409.8.A.4 -- Parking street setback - on plan (show 4 locations)
409.8.A.5 -- Parking back-up - on plan
409.4 -- Direct access - vehicle travelways (depending on Traffic Engineering's review)
1802.2.B (V.B.2, C.M.D.P.) & Sections 203.3.B.1 & 1801.1.C.19 (B.C.Z.R.):
Front setback required 40 ft. - shown 35 ft.
Interior side setback required 20 ft. - shown 10 ft.
Street side setback required 35 ft. - shown 25 ft.
Sum of side setbacks required 55 ft. - shown 35 ft.
Alternate variances as listed under #3
Parking variance for hall use, if anticipated (required spaces = 20/1,000 sq. ft.)

Dave Billingsley
May 10, 1990
Page 3

8. Elevations/Floor Plans - Include complete plan print (not cut-off roof) with total building height and exterior materials identified. Dimension and scale floor plans so as not to conflict with plan print. Include use areas identified on the plan print drawing.
9. Explain Note #11, dimension entrances, where are lights proposed on the plan print? Clarify if a hall/catering/meeting use is an option and adjust parking requirements accordingly; see attached policy 25-123. Note that all parking, maneuvering and aisle areas will be paved (indicate type) and permanently striped.
10. Application - Required Materials:
 - 12 sets site/elevation/floor plans
 - 4 sets zoning descriptions (both parcels)
 - 4 copies 1"=200' scale 1988 zoning map with both parcels accurately plotted
 - 4 copies Environmental Impact Statement (see Section 101, B.C.C.A.)
 - 3 copies each of Reclassification, Variance, Special Exception, Special Hearing forms
 - 3 copies each of brief
 - 1 copy each of the Planning Board Certification and the County Council Resolution pursuant to Section 2-58.1(i) B.C.C. expediting the petition from the Zoning Reclassification Bi-Yearly Cycle.

If you have any questions, please do not hesitate to call me at 887-3591.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

cc: J. Robert Haines, Zoning Commissioner
James E. Dyer, Zoning Supervisor
Arnold Keller, Deputy Director, Planning & Zoning
Herbert R. O'Connor, III, Venable, Baetjer & Howard
Donald E. Hines, P.E., Eick Engineering, Inc.
bcc: Paul H. Renzke, Chief, Fire Department

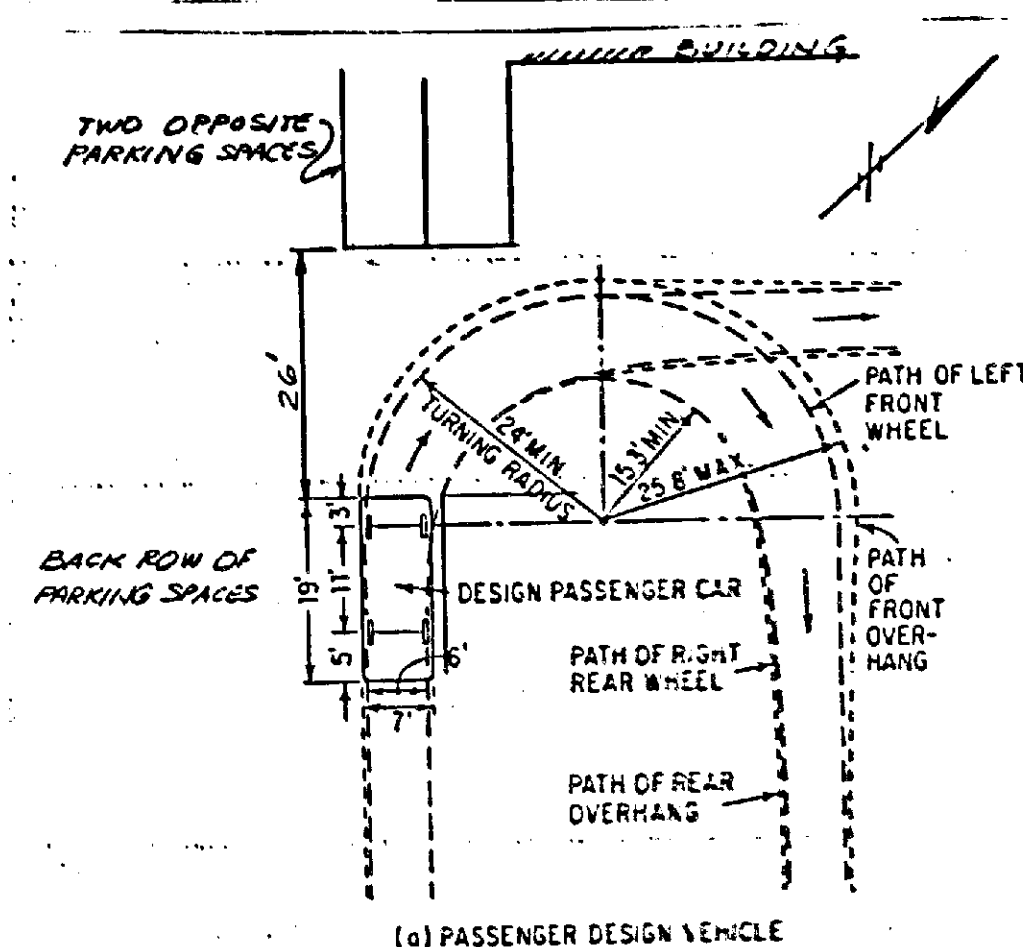
DATE: 3-14-90
FROM THE DESK OF J. ROBERT HAINES

TO: Ann Nastarowicz
James E. Dyer
W. Carl Richards
James H. Thompson
See me immediately
Discuss with me
Prepare draft response
Please follow up
Collect \$20. fee
Please handle
Please attend meeting
Prepare written report
Please file
Set up conference
Other

HICKS ENGINEERING COMPANY, INC.
100 East Joppa Road, Suite 101
Towson, MD 21204 • 814/584-1011

90-416-SPHXA

DESIGN: KLD, DATE: 2/15/90, SUBJECT: WOODLAWN FIRE CO., A.D. 89-052
CHECK: DATE: 10/31/89, BY: J. ROBERT HAINES, SPECIAL EXCEPTION/VARIANCE, SHEET 1 OF 1



ANALYSIS OF PASSENGER CAR TURNING RADIUS AT REAR OF SOUTHEAST PARKING LOT -
A VEHICLE EITHER ROLLING STRAIGHT OUT OF REAR PARKING SPACE OR (IF PARKED HEAD IN) BACKING UP STRAIGHT AND TURNING TO EXIT, HAS MORE THAN SUFFICIENT ROOM TO MANEUVER IN ONE MOTION. IN FACT, ABOVE SKETCH INDICATES ABOUT 4' DISTANCE TO SPACE.
ADDITIONAL BACK-UP SPACE IS UNNECESSARY.

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90-416-SPHXA

WOODLAWN VOLUNTEER FIRE COMPANY
ENVIRONMENTAL IMPACT STATEMENT

OCTOBER 31, 1989

PROJECT DESCRIPTION

The Woodlawn Volunteer Fire Company, Inc. proposes to develop a Volunteer Fire Company Engine House, with a maximum of four (4) Fire trucks and smaller support vehicles on an approximate 0.56 acre site. The site is located at the southwest corner of the Woodlawn Drive - Walnut Street intersection, in the Woodlawn area; part of the western portion of Baltimore County, Maryland.

This development will consist of the construction of a 9377 square foot building, containing a foot print of 6886 square feet. Parking will be provided for a maximum of twenty-two (22) automobiles. Access to the site will be from Woodlawn Drive and Walnut Street.

GENERAL SITE DESCRIPTION

The site fronts on Woodlawn Drive and Walnut Street, and consists of a vacant, previously cleared lot, surrounded by existing development. The property had at one time been used as a residence, with a dwelling and garage on site. The structures and their foundations have since been removed from the site. No demolition debris was found on the site.

The underlying geology is characterized by the "Geologic Map of the Baltimore West Quadrangle, Maryland" (Maryland Geologic Survey, 1979) as being located in the Hollifield layered Ultramafic formation and approximately 1200 feet Southwest of a contact line with the Mount Washington Amphibolite formation. Both are formations of the Baltimore Mafic Complex in the Cambrian group, partially comprised of crystalline rocks in what is known as the Laurel Belt.

The topography of the site consists of a partially flat central area with gentle upward slopes to the rear (south) and west side of the property. A subtle low point exists near the middle of the north east side near Walnut Street.

Vegetation on the site is comprised of sparse and medium density grass with a row of deciduous and evergreen trees very near and along the southwest property lines. Several small areas are overgrown with weeds, but no areas were observed to be barren and eroding. No streams or wetland areas were observed on the site or appear to be on adjacent properties.

PROBABLE IMPACTS OF PROPOSED ACTION ON THE ENVIRONMENT

Potential adverse impacts of the proposed development on the environment have been identified and will be addressed in this document. Proposed methods to mitigate potential impacts will also be discussed.

Potential impacts within the following categories are addressed:

REMOVAL OF VEGETATION
DISTURBANCE TO STREAMS
SOIL EROSION
WATER AND WASTEWATER
NOISE AND AIR POLLUTION
LOSS OF WILDLIFE HABITAT

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Where impacts have been determined to be unavoidable, an assessment of cumulative, long term effects of the proposed action will be provided. Where feasible, alternatives to the proposed action, which may avoid some or all of the impacts, will be explored.

The relationship of the proposed development to short-term use of the environment will be balanced against the long-term productivity of the environment. This report will also identify any transferable or irreversible commitment of resources which might result from the proposed development as well as the curtailment of any beneficial uses of the environment.

REMOVAL OF VEGETATION

As previously described, the site consists of a relatively homogenous grassed area, with scattered trees along a portion of the southwest property lines. The majority of the trees will probably be lost to the development, but several large oaks will be saved, and so noted on the required Landscape Plan and any other appropriate plans.

The proposed development will require the clearing of approximately 0.56 acres, or 24,394 square feet, to accommodate the building, parking areas, walks, open lawn areas and roads. This represents 96% of the total vegetated land area. Vegetated buffers will screen the property from all sides including sections along Woodlawn Drive and Walnut Street plus the rear and southeast side adjoining property.

The short term impact from the removal of vegetation will be site disruption from construction. Upon construction completion, disturbed areas around the building, parking areas and roads will be revegetated according to a landscape plan to be approved by the County. Where feasible, specimen trees will be protected in accordance with sound urban forestry practice. Where large trees cannot be retained, the landscape plan will reflect an acceptable replacement planting.

Over the long term, there will be a loss of approximately 0.32 acres of vegetation to building, parking and roads. While this impact is irreversible (for the life of the building), careful landscaping can reduce the long-term effects of this loss. Over time, the unused, vegetated portions of the site, which are now occupied primarily by grass, several mature trees, scrub shrub and immature second growth trees, will mature into a climax hardwood stand. This stable vegetation cover will enhance the site, and will provide water and air quality benefits, as well as wildlife habitat.

DISTURBANCE TO STREAMS

Although no streams exist on site or on adjacent properties, a channelized portion of the Gwynne Falls Stream passes approximately 120 feet to the north of the site before passing underneath Woodlawn Drive to the north east of the Woodlawn Drive - Walnut Street intersection.

No disturbance to this stream for the development of the property is anticipated. The Fire Company Site is located considerably more distant from the stream to be affected by setbacks described in the Baltimore County Executive Order, "Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains," effective June 4, 1989. Additionally the stream is flanked by a large grass area north and south of the channel as it passes through the Clark Manor Apartment Complex, before passing under Woodlawn Drive.

259

County and State laws and regulations require sediment and erosion control, and stormwater management for water quantity and quality controls. These requirements will be met by the proposed development. These requirements, as well as benefits provided by the landscape plan will protect this stream system from any short or long term impacts of the proposed development.

SOIL EROSION

The greatest potential for soil erosion on the proposed site is during the construction phase. It is during site clearing and grading that sediment may be transported during rainfall events to the nearby stream, unless proper controls are installed and maintained.

An erosion and sediment control plan must be developed for this project. This plan must be approved by the Baltimore County Department of Environmental Protection and Resource Management.

The steepest proposed slopes on the site are located in the southwest corner and along the rear property line of the site. These occupy a very small strip, and will not have any significant impact on erosion.

Once the site has been stabilized, soil erosion will no longer be a problem, so that no long-term impacts are anticipated. Proper stormwater management will provide long-term control of runoff from the site.

WATER AND SEWER SYSTEMS

The Woodlawn Volunteer Fire Company Site lies within the Metropolitan District. It is located within the existing service area for water and sewerage.

Public water is available from the Metropolitan Water System. This system is supplied from three surface reservoirs, located in Baltimore County but owned by the City of Baltimore. Under drought or emergency conditions, the City can utilize the Susquehanna River as an additional source of raw water. Raw water is treated at two water treatment facilities in Baltimore City, Ashburton Filtration Plant on the west side of the City, and Montebello Filtration Plant near Memorial Stadium. The Baltimore County water system is an extension of the City system. Distribution is through a series of mains and pumping stations.

Sewerage service will be provided by collection through sewer lines and treatment at the Patapsco Waste Water Treatment plant. This plant is owned by Baltimore City, with Baltimore County providing a share of the costs for upgrades, operation and maintenance. The project site is located in the Patapsco sub-basin service area. Short-term effects of providing water and sewer service may include temporary site disruption from the installation of service lines. As part of the County approval process, there will be a review by the Department of Public Works to insure that there is adequate water service and sewerage capacity.

No long-term environmental effects are anticipated from the utilization of public water and sewerage services on this property. Public drinking water and sewerage effluent must meet water quality standards established by the State and the Federal Environmental Protection Agency. Water conservation plumbing fixtures may be required by the County for the plumbing installed in the Fire Company facility.

259

AIR QUALITY AND NOISE

Potential adverse impacts to air quality in the project vicinity during the construction phase must be considered. State and County laws and regulations require contractors to control fugitive dust during construction by spraying water on bare soil surfaces to prevent soil particles from becoming airborne (COMAR 26.11.06.03D, "Particulate Matter from Materials Handling and Construction"). This potential source of air emissions is removed as soon as the site is stabilized, as required as part of an approved erosion and sediment control plan.

Vehicle emissions are a potential concern regarding air quality. However, all vehicles in Baltimore County built after 1971 are required to have an annual vehicle emissions inspection and to be maintained to keep levels of hydrocarbons and carbon monoxide below standards established by state regulation (COMAR 26.11.20, "Mobile Sources").

The proposed facility will utilize electricity for heating and cooling. The proposed facility will not have an on site solid waste incinerator. Solid waste will be hauled off site by a commercial hauler.

Noise pollution is recognized by federal, state and local agencies as an environmental impact with public health implications and which requires regulatory controls. State regulation (COMAR 26.02.03) specifically addresses the potential for noise pollution from construction activities. This regulation prohibits the generation of noise from construction activities in excess of 90 dBA during daytime hours and 55 dBA at night. "dBA" is a measure of noise in decibels. For comparison, 60 dBA is the noise equivalent of a heavy truck passing by at a distance of 100 feet; and 100 dBA is the noise level encountered in a typical boiler room (National Environmental Health Association). The impact of the construction noise will be attenuated by distance from nearby homes. The greatest potential for noise affecting neighboring homes may be when the road into the site is being constructed. Noise impacts from construction are short-term. Once the facility is constructed, the noise impact will be limited to regular vehicular traffic, including occasional truck deliveries normal to the operation and maintenance of a Volunteer Fire Company Facility. It is anticipated that the number of trips generated by Fire Company Personnel at this facility will be similar to those at other Volunteer Fire Companies that do not contain social meeting space or facilities. No sirens will be utilized to call personnel, as a system of personal beepers will be used to alert volunteer fire personnel that they are needed at the facility. Sirens will be of course by used on the engines on those occasions when travelling to a fire.

WILDLIFE HABITAT

The proposed development will entail the permanent conversion of approximately 0.32 acres of currently vegetated area for the construction of the building, parking area, open space for lawns, and roads, out of a total parcel of approximately 0.6 acres in size.

The site, formerly used as a residence has been abandoned for several years or more. In this time, areas have become overgrown with weeds. This increase may have provided habitat for birds and small mammals such as rabbits.

About 0.24 acre of the property will remain in wood and vegetation. Over time, these woodland areas will mature into a hardwood climax community with oaks predominant in the canopy. The vegetated areas in proximity to the southwest property line provide the best habitat on the property.

259

The construction phase of this proposed Volunteer Fire Company may temporarily disrupt the existing patterns of wildlife in the area. The removal of vegetation may dislocate a certain number of individual animals to wooded areas. Noise from construction equipment may temporarily disturb wildlife as well.

Habitat value may actually be enhanced on the property by incorporating certain types of plant materials into the landscape plan. Additionally the reforestation strips around the perimeter described by the landscape plan will provide a better balance of trees, shrubs and grassed areas that will afford a greater variety of protection for small wildlife, than exists now.

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD
WASHINGTON, D. C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 21285-5517

(301) 823-4111

FAX (301) 821-0147

RICHARD H. VENABLE (301) 823-4111
EDWIN S. BAETJER (301) 823-4111
CHARLES MCK. HOWARD (301) 823-4111

WRITER'S DIRECT NUMBER IS

HERBERT R. O'CONNOR, III

March 12, 1990

494-9157

J. Robert Haines, Esquire
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: Case No.: 90-416-SPHXA
Woodlawn Volunteer Fire Company

RECEIVED

MAR 14 1990

ZONING OFFICE

Dear Mr. Haines:

This relates to your Hearing Notice on the Petitions for Special Exception, Special Hearing and Zoning Variance for the Woodlawn Volunteer Fire Company indicating a Hearing will be held on Thursday, April 19 at 9:30 a.m. I ask you to postpone the Hearing because my client and its engineer are presently preparing a Petition to Reclassify this property. This matter, we believe, is "in the public interest" and we propose to ask the Planning Board and the County Council to pass resolutions to that affect and, then, to ask the County Board of Appeals to hold a Hearing pursuant to Section 22-24(i) of the County Code.

I trust you will contact me if there are any open issues. Thank you for your attention to this matter.

Very truly yours,

Herbert R. O'Connor, III

Herbert R. O'Connor, III

HRO'C:bap

cc: Richard Snyder
William J. LeTourneau

O'Connor
to
Call

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



Woodlawn Volunteer Fire Company
6423 Windsor Mill Road
Baltimore, Maryland 21207

ATTN: RICHARD SNYDER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



Herbert R. O'Connor, III, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

FIRE DEPARTMENT SITE:
FRONTAGE: 290 FEET @ 1 TREE/40 FEET = 8 TREES
PARKING SPACES: 22 SPACES @ 1 TREE/12 SP. = 2 TREES
TOTAL REQUIRED = 10 TREES.

PARKING LOT SITE
FRONTAGE: 130 FEET @ 1 TREE/40 FEET = 5 TREES
PARKING SPACES: 14 SPACES @ 1 TREE/12 SP. = 2 TREES
TOTAL REQUIRED: 7 TREES

THE SUGGESTED LOCATION OF TREES IS SHOWN ON THE PLAN. AT LEAST 50% OF THE REQUIRED NUMBER OF TREES SHALL BE MAJOR DECIDUOUS.

ADDITIONAL REQUIREMENTS:

ALL PARKING AREAS ADJACENT TO RESIDENTIAL ZONES OR PUBLIC
STREETS SHALL BE SCREENED AS SHOWN HEREON AND IN
ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL.

A MINIMUM 10 FOOT WIDE LANDSCAPE AREA IS REQUIRED ALONG ALL RESIDENTIAL ZONE LINES AND PUBLIC STREETS AS SHOWN HEREON AND IN ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL, UNLESS OTHERWISE SHOWN OR STATED HEREON.

A FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO THE
ISSUANCE OF ANY BUILDING PERMITS FOR THIS SITE.

CLARKE MANOR
APARTMENTS
5104/225
4400/225

EX. APARTMENT
BUILDING

10' WIDE PLANTING AREA
WITH EVERGREEN TREES
e 5' %
ZONED DB 16

HOWARD B. COLES
7402/769

NOTE: 10' SIDE YARD REQUESTED
INSTEAD OF REQUIRED 25'

NOTE: 8' SETBACK REQUESTED
INSTEAD OF REQUIRED 10'

NOTE: VARIANCE TO BACKUP AREA FOR
PARKING SPACES REQUIRED UNDER SECTION
409.B.A.S OF B.C.Z.R. IS REQUESTED

EX.
DWLG.
DENNIS DAVID F. W.

EX
DWLG.
GLADYS STANLEY
1927/51

EX. DWLG.

DAVID MICHAEL FRETER / FWF.

EX. DWLG.
ELSIE R. BIRCKHEAD
3021/49

EX-DWLG.
JOHN R. KRAMER
7390/644

RICHARD M. WALL
6785/604
EX. DWLG

2/5/89	PER BALTO CO. DEPT. OF ZONING COMMENTS.
11-27-89	PER V.B & H COMMENTS
11/10/89	CHANGE TITLE, ADD NOTE 12
DATE	REVISION

PREPARED BY:
HICKS ENGINEERING COMPANY, INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
494-0001

DONALD E. HICKS

March 29, 1985
DATE

OWNER/APPLICANT
WOODLAWN VOL FIRE COMPANY
6423 WINQSOR MILL ROAD
BALTO., MD. 21207
265-8666
NEED REF. 7204643
5017/204
PROPERTY NOS 0202555010
0202555000
0202555001

PLAT TO ACCOMPANY APPLICATION
* FOR ZONING SPECIAL EXCEPTION,
& VARIANCE

PROPOSED VOLUNTEER
FIRE DEPARTMENT
FOR
WOODLAWN VOLUNTEER FIRE
COMPANY

5. S. E. SIDE WOODLAWN DRIVE
ELECTION DISTRICT 2-C1
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'
OCT. 31, 1989 90-416-SPHXA
259

REV. : DEC. 2, 1989

SHEET 1 OF 2

SITE ANALYSIS:

FIRE DEPARTMENT SITE

EXISTING ZONING.....	DR 16 & DR 5.5
GROSS AREA.....	0.54 AC.
NET AREA.....	0.56 AC.
(DR 5.5 = 0.074AC - DR 16 = 0.486 AC.)	
BUILDING AREA.....	9377 S.F.
(F.F. = 6886 S.F. - 2MD FL. = 2491 S.F.)	
FLOOR AREA RATIO.....	0.37
PARKING PROVIDED.....	20 SPACES *E - HANDICAPPED
MINIMUM REQUIRED.....	31 SPACES
(F.F. = 886 S.F. x 3/1000 = 27.7; 2MD FL. = 2491 S.F. x 3/1000 = 8.2)	
PARKING LOT SITE	
EXISTING ZONING.....	DR 16
GROSS AREA.....	0.17 AC.
NET AREA.....	0.16 AC.
PARKING PROVIDED.....	14 SPACES

GENERAL NOTES:

1. NO WELL OR SEPTIC AREAS EXIST.
2. NO 25% SLOPES, STREAMS, FLOODPLAINS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS SITES OR WETLANDS EXIST.
3. CENSUS TRACT 4024-05
4. WATERSHED 25 SUBWERSHED 701
5. A.D.T. = 30
6. STORMWATER MANAGEMENT FACILITIES WILL MAINTAINED BY OWNER.
7. WORKS OF VEGETATION - 24 WOODS
8. MAXIMUM NUMBER OF EMPLOYEES - 14
9. LIGHTING SHALL BE LOW ILLUMINATION AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. (SHOW THIS "X")
10. BUILDINGS EXIST WITHIN 200 FEET OF JOINT PROPERTY LINES EXCEPT AS SHOWN HEREON.
11. THIS SITE IS A PORTION OF A CRG PLAN (PLAN NO. 69092) PREVIOUSLY SUBMITTED FOR COUNTY REVIEW. A CONTINUED REVIEW HAS REQUESTED ON JUNE 16, 1989.
12. EXISTING RESIDENCE AND GARAGE ON FIRE DEPARTMENT SITE HAS BEEN RAZED.
13. THERE ARE PRESENTLY NO PLANS FOR UTILIZING ANY OF THE ROOMS PROPOSED FOR THE FIRE COMPANY FACILITY (SHOWN ON SHEET 2 OF 2) FOR ANY ENTERTAINMENT PURPOSES.

[illegible]

VICINITY MAP
SCALE: 1"=500'

STANDARD 4 CONC SIDE-
WALK BALTO. CO. STDS NO. B-1

40' NORTH ENTRANCE
35' EAST ENTRANCE

BALTO CO STD'S NO RI

8" BASE COURSE, TYPE CR-6 OR CR-1
(PLACED IN TWO 4" LAYERS)
PRIME COAT: 0.30 GAL./SY.

— 3" BITUMINOUS CONCRETE BAND 3N
(PLACED IN TWO 1½" LAYERS)

PAVEMENT DETAIL - THRU ENTRANCE (BEHIND APRON)
(SAME DEPTHS & MATERIALS IN PARKING AREAS)

NOT TO SCALE

RE: PETITION FOR SPECIAL EXCEPTION, 1 BEFORE THE ZONING COMMISSIONER
SPECIAL HEARING & VARIANCE
SE/S Woodlawn Dr., N&S Walnut St., 2nd Election District,
1st Councilmatic District
WOODLAWN VOLUNTEER FIRE COMPANY, Petitioner
Case No. 90-416-SPHXA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188

I HEREBY CERTIFY that on this 20th day of March, 1990, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Connor, III, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Peter Max Zimmerman

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-416-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a Voluntary fire company with parking as a structure devoted to a class activity and exempt from Residential Transition Area requirements pursuant to Section 1801.1.C.10.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Woodlawn Volunteer Fire Company
(Type or Print Name)
Signature: Richard Snyder
Address: (Type or Print Name)
City and State: (Type or Print Name)
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name)
Signature: Herbert R. O'Connor, III
Address: 6423 Windsor Mill Road
City and State: Baltimore, Maryland 21207
210 Allegheny Avenue
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204
City and State: Name: Herbert R. O'Connor, III
Name: 210 Allegheny Avenue
Towson, Maryland 21204
City and State: Attorney's Telephone No.: 823-4111
Address: Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 day of April, 1990, at 9:30 o'clock A.M.

ZCO-No.1 (over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-416-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Voluntary fire company pursuant to Section 1801.1.C.10 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Woodlawn Volunteer Fire Company
(Type or Print Name)
Signature: Richard Snyder
Address: (Type or Print Name)
City and State: (Type or Print Name)
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name)
Signature: Herbert R. O'Connor, III
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Towson, Maryland 21204
City and State: Name: Herbert R. O'Connor, III
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Towson, Maryland 21204
City and State: Attorney's Telephone No.: 823-4111
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ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 day of April, 1990, at 9:30 o'clock A.M.

ZCO-No.1 (over)
DATE 12 Feb 90

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-416-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2.A.1(1)(a) and 1802.2.A.2(1)(a) of the Baltimore County Zoning Regulations, to permit a parking setback of 8 feet from the street right-of-way in lieu of the required 10 feet, and a variance from 4.3 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To be determined at hearing.
Section BM-10B of the Zoning Policy Manual to permit a parking plan consisting of 22 spaces in lieu of the 31 spaces required. (3.3 spaces per 1,000 square ft.) ** See attached Sheet from Section 409.8.A.5

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Woodlawn Volunteer Fire Company
(Type or Print Name)
Signature: Richard Snyder
Address: (Type or Print Name)
City and State: (Type or Print Name)
Attorney for Petitioner: Herbert R. O'Connor, III
(Type or Print Name)
Signature: Herbert R. O'Connor, III
Address: 6423 Windsor Mill Road
City and State: Baltimore, Maryland 21207
210 Allegheny Avenue
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204
City and State: Name: Herbert R. O'Connor, III
Name: 210 Allegheny Avenue
Towson, Maryland 21204
City and State: Attorney's Telephone No.: 823-4111
Address: Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day of March, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19 day of April, 1990, at 9:30 o'clock A.M.

ZCO-No.1 (over)

** to allow insufficient back up area in lieu of the sufficient back up area. 259

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION, AND VARIANCE
WOODLAWN VOLUNTEER FIRE COMPANY

Beginning for the same at the point formed by intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence southwesterly along the centerline of Woodlawn Drive 147.00 feet, thence leaving said centerline South 24°54'30" East 35.00 feet to the true point of beginning, thence the following seven (7) courses and distances, viz:

1. South 47°09'58" East 131.49 feet, thence
2. South 53°00'00" East 86.82 feet, thence
3. North 37°00'00" East 140.00 feet, thence
4. North 53°00'00" West 139.14 feet, thence
5. North 86°03'21" West 25.31 feet, thence
6. Southwesterly 80.20 feet by an arc to the left having a radius of 1,235.00 feet
7. South 65°05'30" West 46.37 feet to the point of beginning.

Containing 0.58 acres of land more or less and being located in the Second Election District of Baltimore County, Maryland.

11-28-89

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION AND VARIANCE
WOODLAWN VOLUNTEER FIRE COMPANY

Beginning for the same at the point formed by the intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence along the centerline of Walnut Street South 53°00'00" East 63 feet, thence North 37°00'00" East 20 feet to the true point of beginning, thence the five (5) following courses and distances viz:

1. North 02°18'00" East 16.95 feet, thence
2. Northeasterly 80.50 feet by an arc to the left having a radius of 1,235.00 feet, thence
3. South 53°00'00" East 70.00 feet, thence
4. South 37°00'00" West 90.00 feet, thence
5. North 53°00'00" West 83.2 feet to the point of beginning.

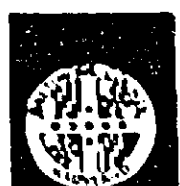
Containing 0.17 acre of land more or less and being located in the Second Election District of Baltimore County, Maryland.

11-28-89

Baltimore County Zoning Commissioner County Office Building 211 West Chesapeake Avenue Towson, Maryland 21204		receipt Account: R-001-6150 Number No 1348	
Date	2/12/90	Item	1900-259
PUBLIC HEARING FEES		QTY	PRICE
020 - ZONING VARIANCE (OTHER)		1 X	\$1.00
040 - SPECIAL HEARING (OTHER)		1 X	\$1.00
050 - SPECIAL EXCEPTION		1 X	\$1.00
TOTAL:			\$3.00
LAST NAME OF OWNER: WOODLAWN VOLUNTEER			
Cashier Validation: Please make checks payable to: Baltimore County			

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

DATE _____



Dennis F. Rasmussen
County Executive

Woodlawn Volunteer Fire Company
6423 Winnetta Road
Baltimore, Maryland 21207
ATTN: RICHARD DAVIES

Re: Petitions for Special Exception, Special Hearing and Zoning Variance
CASE NUMBER: 90-416-SPHX
SE/S Woodlawn Drive, N & S Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company
HEARING: THURSDAY, APRIL 19, 1990 at 9:30 a.m.

Gentlemen:
Please be advised that \$_____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Herbert R. O'Connor, III

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

March 8, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception, Special Hearing and Zoning Variance
CASE NUMBER: 90-416-SPHX
SE/S Woodlawn Drive, N & S Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company
HEARING: THURSDAY, APRIL 19, 1990 at 9:30 a.m.

Special Exceptions For a volunteer fire company.
Special Hearings to approve a volunteer fire company with parking as a structure devoted to a civic activity and exempt from Residential Transition Area requirements.
Variances to permit a principle building side yard setback of 10 ft. in lieu of the required 25 ft., to permit a parking setback of 8 ft. from the street right-of-way in lieu of the required 10 ft., to permit a parking plan consisting of 22 spaces in lieu of the 31 spaces required; to allow insufficient back-up area.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

cc: Woodlawn Volunteer Fire Company
Herbert R. O'Connor, III

BALTIMORE COUNTY, MARYLAND Inter-Office Correspondence

TO: Paul H. Reincke
Fire Department
May 9, 1990

FROM: J. Robert Haines
Zoning Commissioner

SUBJECT: Woodlawn Volunteer Fire Company
90-416-SPHX

Earlier today I received a telephone call from your office inquiring as to the status of the new Woodlawn Volunteer Fire Company building. In order to clarify the issues, you need to know that there are two completely separate matters concerning this property and the proposed Volunteer Fire Company building.

The first matter is involved in the regular Zoning Commissioner process and is filed as case 90-416-SPHX, which is a request for Special Hearing, Special Exception and Variances. I have enclosed copies of those petitions for your information. As you can see from the petitions, they were filed in February 1990 and originally scheduled for hearing on April 19, 1990. The hearing was postponed by the attorney for Woodlawn Volunteer Fire Company and has not been rescheduled as of this date. A copy of the postponement letter is enclosed for your information.

The second matter is involved with the reclassification process. A Petition for Reclassification of the property is currently being pursued by Woodlawn Volunteer Fire Company. As you are aware, that process must be followed through the Baltimore County Planning Board to the Baltimore County Board of Appeals. The Zoning Commissioner does not have jurisdiction over this matter. The plans for the reclassification have not been finalized; however, the matter is under review by Mr. Carl Richards, Zoning Coordinator, of my staff.

If you have any questions regarding the above matter, please do not hesitate to contact me at 887-3353.

JRH:scj

cc: W. Carl Richards, Jr.
File.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

March 19, 1990



Dennis F. Rasmussen
County Executive

Herbert R. O'Connor, Esq.
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

Re: Case Number: 90-416-SPHX
Petitioner(s): Woodlawn Volunteer Fire Company

Dear Mr. O'Connor:

Receipt of your letter dated March 12, 1990 and, accordingly, the above case scheduled to be heard on April 19, 1990, has been postponed. The case will be placed on the inactive docket until August 1, 1990. At such time, it will be dismissed should we not be advised of your readiness to proceed.

Further, please be advised that this office will be forwarding the posting and advertising charges connected with this matter to you shortly. We ask that you secure payment of same at your earliest convenience.

Thank you for your cooperation.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

GGG

Over -
Please
File
Case # 90-416-SPHX

241

APR 12 1990

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: April 12, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

INFORMATION:

Petition Number: 90-416-SPHX
Petitioner: Woodlawn Volunteer Fire Company
Property Location: SE/S Woodlawn Drive, N & S Walnut Street
Zoning: DR 16 & 5.5
Hearing Date: April 19, 1990

The Petitioner requests a Special Exception for use as a volunteer fire company, a Special Hearing to determine the applicability of RTA requirements to a volunteer fire company, and Variances to setback and parking requirements.

In reference to this request, staff offers the following comments:

This site was the subject of a CRG meeting on June 16, 1989, (File No. 11-429). The meeting was continued at the request of the subject of this petition.

- The parking lot site on the northeast corner of Woodlawn Drive and Walnut Street shall be solely for the use of the Woodlawn Volunteer Fire Company. Parking for any other use will cause the site to be subject to the 75 ft. buffer requirements of Section 1801.1.B.1.b.3.(b), BCZR.

- An additional 1 ft. of parking lot width is required for the lot on the northeast corner to allow for two 18 ft. wide parking bays and a 22 ft. wide travel aisle. This office would not object to a 9 ft. street setback on Woodlawn Drive to accomplish this, as long as the landscaping is provided as shown.

Woodlawn Volunteer Fire Co., Item 259
Page 2
April 12, 1990

- The variance to the number of parking spaces is not required if both on-site and adjacent-site spaces are counted. In fact, a surplus of 5 spaces is created by the use of the off-site lot. Some of the variances would not be necessary if the following changes were made:

Delete one parking space each from the row of 14 spaces and the group of two spaces adjacent to Walnut Street on the fire company site. Shift the building and the parking areas about 6 ft. to the north to provide for an increased setback and buffer area between the proposed use and the adjacent residences and to allow space for the sufficient backup area. This would result in a deficient setback between the building and proposed widening line; i.e., a 19 ft. setback for the stair tower and a 20 ft. setback for the bulk of the building. The road improvements shown for Walnut Drive do not utilize the proposed 5 ft. widening area.

The building materials have not been indicated on the elevation and floor plan drawing. This office suggests the use of dark brick as an appropriate exterior finish for a building of this design.

A landscape plan must be approved prior to the issuance of any permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

May 18, 1990

Dave Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

RE: Woodlawn Volunteer Fire Company
Out-of-Cycle Zoning Application -
Site Plans
SE/S Woodlawn Drive & Walnut Street
District: 2c1

Dear Mr. Billingsley:

I am in receipt of a site plan of the above referenced property on 5/15/90 (transmittal dated 5/11/90) to review for an out-of-cycle reclassification petition. The plan has been reviewed for general compliance with the Baltimore County Zoning Regulations as they relate to the petition request. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations for the application. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to identify all conflicts in advance of any petition filing. The intent of the developer must be clear on the plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request" by section. When a public hearing is requested, the assistance received at the time of filing zoning petitions and the following staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any public hearing requests:

1. Title Plan - Out-of-Cycle Reclassification -- Redate plan; provide clear prints; change all notes to reflect reclassification; reference previously filed zoning petition postponed.

*Important Note: In the R.O. zone, special exceptions for uses permitted by special exception in the D.R.-5.5 zone can only be granted after C.R.G. approval. Documentation of this approval must be included on the plans when completed. (See Section 203.3.B, B.C.Z.R.)

Dave Billingsley
May 19, 1990
Page 2

2. Separate, sealed metes and bounds zoning descriptions of both parcels: #1 - V.F.D. reclassification D.R.5.5 & D.R.-16 to R.O. and Special Exception for V.F.D.; and #2 - parking lot - reclassification D.R.-16 to R.O. and special use permit to permit business parking in a residential zone, pursuant to Section 409.8.B (B.C.Z.R.) and zoning policy RM-10.

3. Add a Special Hearing to determine if a principal use parking lot would be subject to A.O.S. and buffer and screening requirements of Sections 203.4.C.6; 203.4.C.8, a., b., & c., c.1, c.2 (B.C.Z.R.).

4. List and address all provisions of Section 409.8.B.2 on the plan print under title "Business Parking in Residential Zone (409.8.B, B.C.Z.R.)". (See comments dated 6/16/89.)

5. Confirm and note on the plan that the Department of Traffic Engineering has approved (list name), the direct parking access to the vehicle travelways on the plan or include a Variance to Section 409.4, B.C.Z.R.

6. Signs -- Provide an engineering scale elevation on the plan of all proposed free-standing and building signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their proposed location on the plan print or elevations and enough detail must be shown to determine compliance with Section 203.3.C.1 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required. (See comment #5 made on 6/16/89.) If no free-standing signs are proposed as noted on plan #2 of 2, include this note conspicuously on sheet #1 of 2.

7. Variances:

409.8.A.4 -- Parking street setback - on plan (show 4 locations)
409.8.A.5 -- Parking back-up - on plan
409.4 -- Direct access - vehicle travelways (depending on Traffic Engineering's review)
1802.2.B (V.B.2, C.M.D.P.) & Sections 203.3.B.1 & 1801.1.C.19 (B.C.Z.R.):
Front setback required 40 ft. - shown 35 ft.
Interior side setback required 20 ft. - shown 10 ft.
Street side setback required 35 ft. - shown 25 ft.
Sum of side setbacks required 55 ft. - shown 35 ft.
Alternate variances as listed under #3
Parking variance for hall use, if anticipated (required spaces = 20/1,000 sq. ft.)

David Billingsley
May 10, 1990
Page 3

8. Elevations/Floor Plans - Include complete plan print (not cut-off roof) with total building height and exterior materials identified. Dimension and scale floor plans so as not to conflict with plan print. Include use areas identified on the plan print drawing.
9. Explain Note #11, dimension entrances, where are lights proposed on the plan print? Clarify if a hall/catering/meeting use is an option and adjust parking requirements accordingly; see attached policy 25-123. Note that all parking, maneuvering and aisle areas will be paved (indicate type) and permanently striped.
10. Application - Required Materials:
 - 12 sets site/elevation/floor plans
 - 4 sets zoning descriptions (both parcels)
 - 4 copies 1"=200' scale 1988 zoning map with both parcels accurately plotted
 - 4 copies Environmental Impact Statement (see Section 101, B.C.C.A.)
 - 3 copies each of Reclassification, Variance, Special Exception, Special Hearing forms
 - 3 copies each of brief
 - 1 copy each of the Planning Board Certification and the County Council Resolution pursuant to Section 2-58.1(i) B.C.C. expediting the petition from the Zoning Reclassification Bi-Yearly Cycle.

If you have any questions, please do not hesitate to call me at 887-3591.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

cc: J. Robert Haines, Zoning Commissioner
James E. Dyer, Zoning Supervisor
Arnold Keller, Deputy Director, Planning & Zoning
Herbert R. O'Connor, III, Venable, Baetjer & Howard
Donald E. Hines, P.E., Eick Engineering, Inc.
bcc: Paul H. Renzke, Chief, Fire Department

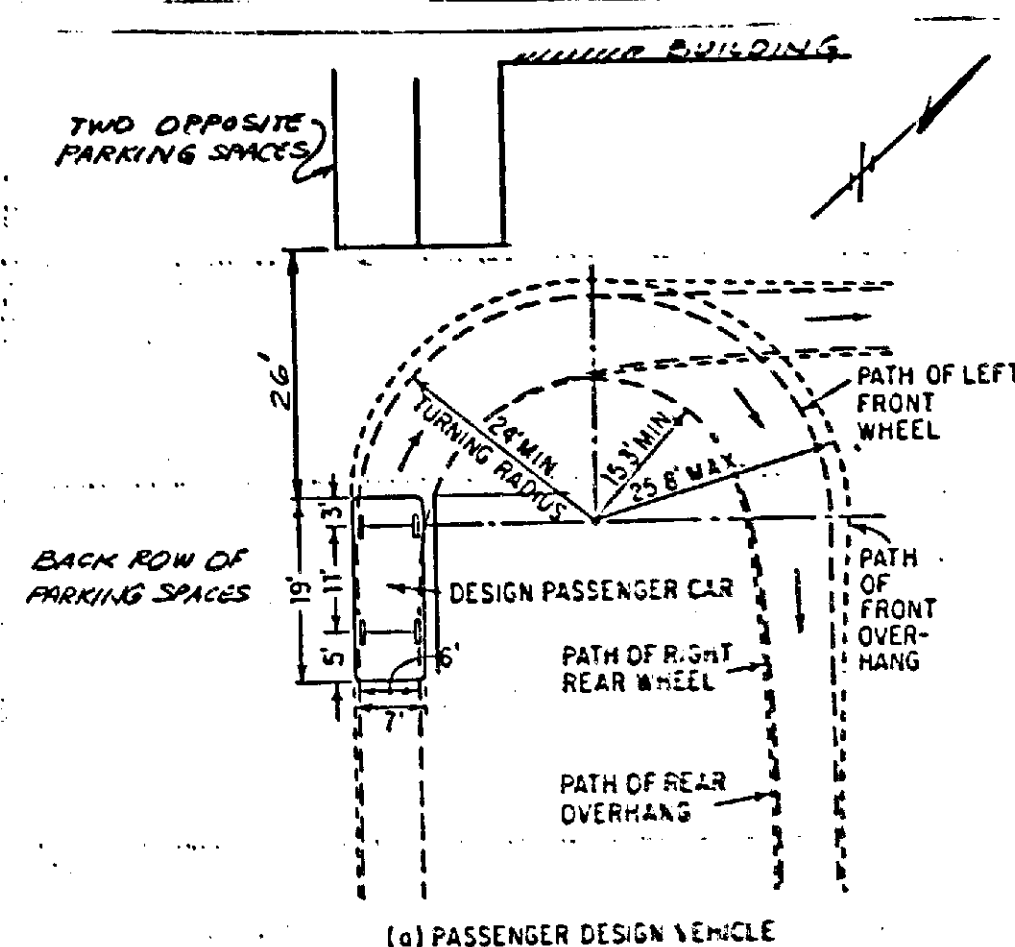
DATE: 3-14-90
FROM THE DESK OF J. ROBERT HAINES

TO: Ann Nastarowicz
James E. Dyer
W. Carl Richards
James H. Thompson
See me immediately
Discuss with me
Prepare draft response
Please follow up
Collect \$20. fee
Please handle
Please attend meeting
Prepare written report
Please file
Set up conference
Other

HICKS ENGINEERING COMPANY, INC.
100 East Joppa Road, Suite 101
Towson, MD 21204 • 814/584-1011

90-416-SPHXA

DESIGN: KLD, DATE: 2/15/90, SUBJECT: WOODLAWN FIRE CO., A.D. 89-052
CHECK: DATE: 10/31/89, BY: J. ROBERT HAINES, SPECIAL EXCEPTION/VARIANCE, SHEET 1 OF 1



ANALYSIS OF PASSENGER CAR TURNING RADIUS AT REAR OF SOUTHEAST PARKING LOT -
A VEHICLE EITHER ROLLING STRAIGHT OUT OF REAR PARKING SPACE OR (IF PARKED HEAD IN) BACKING UP STRAIGHT AND TURNING TO EXIT, HAS MORE THAN SUFFICIENT ROOM TO MANEUVER IN ONE MOTION. IN FACT, ABOVE SKETCH INDICATES ABOUT 4' DISTANCE TO SPACE.
ADDITIONAL BACK-UP SPACE IS UNNECESSARY.

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90-416-SPHXA

WOODLAWN VOLUNTEER FIRE COMPANY
ENVIRONMENTAL IMPACT STATEMENT

OCTOBER 31, 1989

PROJECT DESCRIPTION

The Woodlawn Volunteer Fire Company, Inc. proposes to develop a Volunteer Fire Company Engine House, with a maximum of four (4) Fire trucks and smaller support vehicles on an approximate 0.56 acre site. The site is located at the southwest corner of the Woodlawn Drive - Walnut Street intersection, in the Woodlawn area; part of the western portion of Baltimore County, Maryland.

This development will consist of the construction of a 9377 square foot building, containing a foot print of 6886 square feet. Parking will be provided for a maximum of twenty-two (22) automobiles. Access to the site will be from Woodlawn Drive and Walnut Street.

GENERAL SITE DESCRIPTION

The site fronts on Woodlawn Drive and Walnut Street, and consists of a vacant, previously cleared lot, surrounded by existing development. The property had at one time been used as a residence, with a dwelling and garage on site. The structures and their foundations have since been removed from the site. No demolition debris was found on the site.

The underlying geology is characterized by the "Geologic Map of the Baltimore West Quadrangle, Maryland" (Maryland Geologic Survey, 1979) as being located in the Hollifield layered Ultramafic formation and approximately 1200 feet Southwest of a contact line with the Mount Washington Amphibolite formation. Both are formations of the Baltimore Mafic Complex in the Cambrian group, partially comprised of crystalline rocks in what is known as the Laurel Belt.

The topography of the site consists of a partially flat central area with gentle upward slopes to the rear (south) and west side of the property. A subtle low point exists near the middle of the north east side near Walnut Street.

Vegetation on the site is comprised of sparse and medium density grass with a row of deciduous and evergreen trees very near and along the southwest property lines. Several small areas are overgrown with weeds, but no areas were observed to be barren and eroding. No streams or wetland areas were observed on the site or appear to be on adjacent properties.

PROBABLE IMPACTS OF PROPOSED ACTION ON THE ENVIRONMENT

Potential adverse impacts of the proposed development on the environment have been identified and will be addressed in this document. Proposed methods to mitigate potential impacts will also be discussed.

Potential impacts within the following categories are addressed:

REMOVAL OF VEGETATION
DISTURBANCE TO STREAMS
SOIL EROSION
WATER AND WASTEWATER
NOISE AND AIR POLLUTION
LOSS OF WILDLIFE HABITAT

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Where impacts have been determined to be unavoidable, an assessment of cumulative, long term effects of the proposed action will be provided. Where feasible, alternatives to the proposed action, which may avoid some or all of the impacts, will be explored.

The relationship of the proposed development to short-term use of the environment will be balanced against the long-term productivity of the environment. This report will also identify any transferable or irreversible commitment of resources which might result from the proposed development as well as the curtailment of any beneficial uses of the environment.

REMOVAL OF VEGETATION

As previously described, the site consists of a relatively homogenous grassed area, with scattered trees along a portion of the southwest property lines. The majority of the trees will probably be lost to the development, but several large oaks will be saved, and so noted on the required Landscape Plan and any other appropriate plans.

The proposed development will require the clearing of approximately 0.56 acres, or 24,394 square feet, to accommodate the building, parking areas, walks, open lawn areas and roads. This represents 96% of the total vegetated land area. Vegetated buffers will screen the property from all sides including sections along Woodlawn Drive and Walnut Street plus the rear and southeast side adjoining property.

The short term impact from the removal of vegetation will be site disruption from construction. Upon construction completion, disturbed areas around the building, parking areas and roads will be revegetated according to a landscape plan to be approved by the County. Where feasible, specimen trees will be protected in accordance with sound urban forestry practice. Where large trees cannot be retained, the landscape plan will reflect an acceptable replacement planting.

Over the long term, there will be a loss of approximately 0.32 acres of vegetation to building, parking and roads. While this impact is irreversible (for the life of the building), careful landscaping can reduce the long-term effects of this loss. Over time, the unused, vegetated portions of the site, which are now occupied primarily by grass, several mature trees, scrub shrub and immature second growth trees, will mature into a climax hardwood stand. This stable vegetation cover will enhance the site, and will provide water and air quality benefits, as well as wildlife habitat.

DISTURBANCE TO STREAMS

Although no streams exist on site or on adjacent properties, a channelized portion of the Gwynne Falls Stream passes approximately 120 feet to the north of the site before passing underneath Woodlawn Drive to the north east of the Woodlawn Drive - Walnut Street intersection.

No disturbance to this stream for the development of the property is anticipated. The Fire Company Site is located considerably more distant from the stream to be affected by setbacks described in the Baltimore County Executive Order, "Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains," effective June 4, 1989. Additionally the stream is flanked by a large grass area north and south of the channel as it passes through the Clark Manor Apartment Complex, before passing under Woodlawn Drive.

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County and State laws and regulations require sediment and erosion control, and stormwater management for water quantity and quality controls. These requirements will be met by the proposed development. These requirements, as well as benefits provided by the landscape plan will protect this stream system from any short or long term impacts of the proposed development.

SOIL EROSION

The greatest potential for soil erosion on the proposed site is during the construction phase. It is during site clearing and grading that sediment may be transported during rainfall events to the nearby stream, unless proper controls are installed and maintained.

An erosion and sediment control plan must be developed for this project. This plan must be approved by the Baltimore County Department of Environmental Protection and Resource Management.

The steepest proposed slopes on the site are located in the southwest corner and along the rear property line of the site. These occupy a very small strip, and will not have any significant impact on erosion.

Once the site has been stabilized, soil erosion will no longer be a problem, so that no long-term impacts are anticipated. Proper stormwater management will provide long-term control of runoff from the site.

WATER AND SEWER SYSTEMS

The Woodlawn Volunteer Fire Company Site lies within the Metropolitan District. It is located within the existing service area for water and sewerage.

Public water is available from the Metropolitan Water System. This system is supplied from three surface reservoirs, located in Baltimore County but owned by the City of Baltimore. Under drought or emergency conditions, the City can utilize the Susquehanna River as an additional source of raw water. Raw water is treated at two water treatment facilities in Baltimore City, Ashburton Filtration Plant on the west side of the City, and Montebello Filtration Plant near Memorial Stadium. The Baltimore County water system is an extension of the City system. Distribution is through a series of mains and pumping stations.

Sewerage service will be provided by collection through sewer lines and treatment at the Patapsco Waste Water Treatment plant. This plant is owned by Baltimore City, with Baltimore County providing a share of the costs for upgrades, operation and maintenance. The project site is located in the Patapsco sub-basin service area. Short-term effects of providing water and sewer service may include temporary site disruption from the installation of service lines. As part of the County approval process, there will be a review by the Department of Public Works to insure that there is adequate water service and sewerage capacity.

No long-term environmental effects are anticipated from the utilization of public water and sewerage services on this property. Public drinking water and sewerage effluent must meet water quality standards established by the State and the Federal Environmental Protection Agency. Water conservation plumbing fixtures may be required by the County for the plumbing installed in the Fire Company facility.

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AIR QUALITY AND NOISE

Potential adverse impacts to air quality in the project vicinity during the construction phase must be considered. State and County laws and regulations require contractors to control fugitive dust during construction by spraying water on bare soil surfaces to prevent soil particles from becoming airborne (COMAR 26.11.06.03D, "Particulate Matter from Materials Handling and Construction"). This potential source of air emissions is removed as soon as the site is stabilized, as required as part of an approved erosion and sediment control plan.

Vehicle emissions are a potential concern regarding air quality. However, all vehicles in Baltimore County built after 1971 are required to have an annual vehicle emissions inspection and to be maintained to keep levels of hydrocarbons and carbon monoxide below standards established by state regulation (COMAR 26.11.20, "Mobile Sources").

The proposed facility will utilize electricity for heating and cooling. The proposed facility will not have an on site solid waste incinerator. Solid waste will be hauled off site by a commercial hauler.

Noise pollution is recognized by federal, state and local agencies as an environmental impact with public health implications and which requires regulatory controls. State regulation (COMAR 26.02.03) specifically addresses the potential for noise pollution from construction activities. This regulation prohibits the generation of noise from construction activities in excess of 90 dBA during daytime hours and 55 dBA at night. "dBA" is a measure of noise in decibels. For comparison, 60 dBA is the noise equivalent of a heavy truck passing by at a distance of 100 feet; and 100 dBA is the noise level encountered in a typical boiler room (National Environmental Health Association). The impact of the construction noise will be attenuated by distance from nearby homes. The greatest potential for noise affecting neighboring homes may be when the road into the site is being constructed. Noise impacts from construction are short-term. Once the facility is constructed, the noise impact will be limited to regular vehicular traffic, including occasional truck deliveries normal to the operation and maintenance of a Volunteer Fire Company Facility. It is anticipated that the number of trips generated by Fire Company Personnel at this facility will be similar to those at other Volunteer Fire Companies that do not contain social meeting space or facilities. No sirens will be utilized to call personnel, as a system of personal beepers will be used to alert volunteer fire personnel that they are needed at the facility. Sirens will be of course by used on the engines on those occasions when travelling to a fire.

WILDLIFE HABITAT

The proposed development will entail the permanent conversion of approximately 0.32 acres of currently vegetated area for the construction of the building, parking area, open space for lawns, and roads, out of a total parcel of approximately 0.6 acres in size.

The site, formerly used as a residence has been abandoned for several years or more. In this time, areas have become overgrown with weeds. This increase may have provided habitat for birds and small mammals such as rabbits.

About 0.24 acre of the property will remain in wood and vegetation. Over time, these woodland areas will mature into a hardwood climax community with oaks predominant in the canopy. The vegetated areas in proximity to the southwest property line provide the best habitat on the property.

259

The construction phase of this proposed Volunteer Fire Company may temporarily disrupt the existing patterns of wildlife in the area. The removal of vegetation may dislocate a certain number of individual animals to wooded areas. Noise from construction equipment may temporarily disturb wildlife as well.

Habitat value may actually be enhanced on the property by incorporating certain types of plant materials into the landscape plan. Additionally the reforestation strips around the perimeter described by the landscape plan will provide a better balance of trees, shrubs and grassed areas that will afford a greater variety of protection for small wildlife, than exists now.

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD
WASHINGTON, D. C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 21285-5517

(301) 823-4111

FAX (301) 821-0147

RICHARD H. VENABLE (301) 823-4111
EDWIN S. BAETJER (301) 823-4111
CHARLES MCK. HOWARD (301) 823-4111

WRITER'S DIRECT NUMBER IS

HERBERT R. O'CONNOR, III

March 12, 1990

494-9157

J. Robert Haines, Esquire
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: Case No.: 90-416-SPHXA
Woodlawn Volunteer Fire Company

RECEIVED

MAR 14 1990

ZONING OFFICE

Dear Mr. Haines:

This relates to your Hearing Notice on the Petitions for Special Exception, Special Hearing and Zoning Variance for the Woodlawn Volunteer Fire Company indicating a Hearing will be held on Thursday, April 19 at 9:30 a.m. I ask you to postpone the Hearing because my client and its engineer are presently preparing a Petition to Reclassify this property. This matter, we believe, is "in the public interest" and we propose to ask the Planning Board and the County Council to pass resolutions to that affect and, then, to ask the County Board of Appeals to hold a Hearing pursuant to Section 22-24(i) of the County Code.

I trust you will contact me if there are any open issues. Thank you for your attention to this matter.

Very truly yours,

Herbert R. O'Connor, III

Herbert R. O'Connor, III

HRO'C:bap

cc: Richard Snyder
William J. LeTourneau

O'Connor
to
Call

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



Woodlawn Volunteer Fire Company
6423 Windsor Mill Road
Baltimore, Maryland 21207

ATTN: RICHARD SNYDER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204



Herbert R. O'Connor, III, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

FIRE DEPARTMENT SITE:
FRONTAGE: 290 FEET @ 1 TREE/40 FEET = 8 TREES
PARKING SPACES: 22 SPACES @ 1 TREE/12 SP. = 2 TREES
TOTAL REQUIRED = 10 TREES.

PARKING LOT SITE
FRONTAGE: 130 FEET @ 1 TREE/40 FEET = 5 TREES
PARKING SPACES: 14 SPACES @ 1 TREE/12 SP. = 2 TREES
TOTAL REQUIRED: 7 TREES

THE SUGGESTED LOCATION OF TREES IS SHOWN ON THE PLAN. AT LEAST 50% OF THE REQUIRED NUMBER OF TREES SHALL BE MAJOR DECIDUOUS.

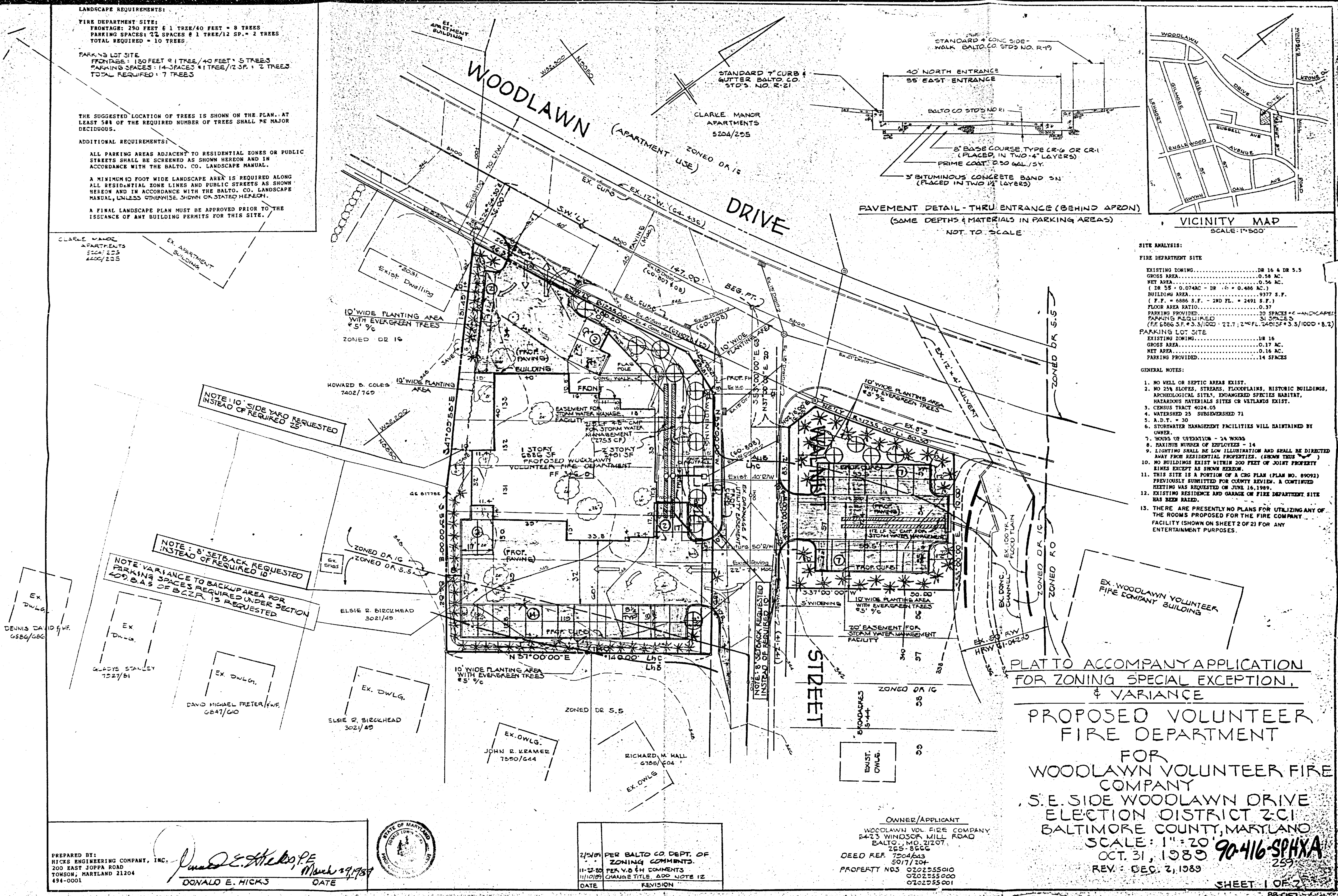
ADDITIONAL REQUIREMENTS:

ALL PARKING AREAS ADJACENT TO RESIDENTIAL ZONES OR PUBLIC
STREETS SHALL BE SCREENED AS SHOWN HEREON AND IN
ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL.

A MINIMUM 10 FOOT WIDE LANDSCAPE AREA IS REQUIRED ALONG ALL RESIDENTIAL ZONE LINES AND PUBLIC STREETS AS SHOWN HEREON AND IN ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL, UNLESS OTHERWISE SHOWN OR STATED HEREON.

A FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO THE
ISSUANCE OF ANY BUILDING PERMITS FOR THIS SITE.

CLARKE MANOR
APARTMENTS
5104/225
4400/225



SITE ANALYSIS:

FIRE DEPARTMENT SITE

EXISTING ZONING.....DR 16 & DR 5.5
GROSS AREA.....0.58 AC.
NET AREA.....0.66 AC.
(DR 55 = 0.074AC - DR 16 = 0.086 AC)
BUILDING AREA.....9377 S.F.
(F.F. = 6886 S.F. - 2ND FL. = 2491 S.F.)
FLOOR AREA RATIO.....0.37
PARKING PROVIDED.....20 SPACES + 4 HANDICAPPED
PARKING REQUIRED.....31 SPACES
(FF 6886 S.F. x 3.5/1000 = 22.7 ; 2ND FL. 2491 S.F. x 3.5/1000 = 8.2)

PARKING LOT SITE

EXISTING ZONING.....DR 16
GROSS AREA.....0.17 AC.
NET AREA.....0.16 AC.
PARKING PROVIDED.....14 SPACES

GENERAL NOTES:

1. NO WELL OR SEPTIC AREAS EXIST.
2. NO 25% FLOODS, STREAMS, FLOODPLAINS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS SITES OR WETLANDS EXIST.
3. CENSUS TRACT 4024.05
4. WATERED 25 SUBTENSERED 71
5. A.D.T. = 30
6. STORMWATER MANAGEMENT FACILITIES WILL MAINTAINED BY OWNER.
7. WORKS OF OPERATION - 24 HOURS
8. MAXIMUM NUMBER OF EMPLOYEES - 14
9. LIGHTING SHALL BE LOW ILLUMINATION AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. (SHOWN THIS WAY)
10. NO BUILDINGS EXIST WITHIN 200 FEET OF JOINT PROPERTY AS EXCEPT AS SHOWN
11. THIS SITE IS A PORTION OF A CRG PLAN (PLAN NO. 89092) PREVIOUSLY SUBMITTED FOR COUNTY REVIEW. A CONTINUED MEETING WAS REQUESTED ON JUNE 16, 1989.
12. EXISTING RESIDENCE AND GARAGE ON FIRE DEPARTMENT SITE HAS BEEN RAZED.
13. THERE ARE PRESENTLY NO PLANS FOR UTILIZING ANY OF THE ROOMS PROPOSED FOR THE FIRE COMPANY FACILITY (SHOWN ON SHEET 2 OF 2) FOR ANY ENTERTAINMENT PURPOSES.

PLAT TO ACCOMPANY APPLICATION
FOR ZONING SPECIAL EXCEPTION,
& VARIANCE

PROPOSED VOLUNTEER
FIRE DEPARTMENT
FOR
WOODLAWN VOLUNTEER FIRE
COMPANY

5. E. SIDE WOODLAWN DRIVE
ELECTION DISTRICT 2-C1
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'
OCT. 31, 1989 90-416-SPHXA

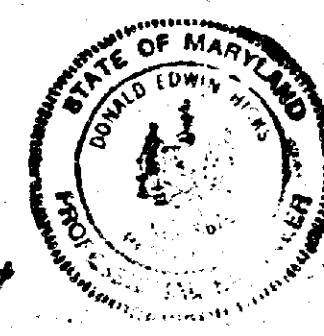
REV. : DEC. 2, 1989

SHEET 1 OF 2

PREPARED BY:
HICKS ENGINEERING COMPANY, INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
494-0001

DONALD E. HICKS

DATE



2/5/89	PER BALTO CO. DEPT. OF ZONING COMMENTS.
11-27-89	PER V.B & H COMMENTS
11/10/89	CHANGE TITLE, ADD NOTE 12
DATE	REVISION

OWNER/APPLICANT
WOODCLAWN VOL FIRE COMPANY
5473 WINDSOR MILL ROAD
BALTO, MD 21207
265-8666
DEED REF. 7504/43
5017/204
PROPERTY NOS 0202555010
0202555000
0202555001